

FOR LEASE

1421-1425 AVENUE R, GRAND PRAIRIE, TX

Special points of interest:

- Building can be divided into a 40,000 SF or a 50,000 SF space.
- 10,000 SF Office Space Total
- Free Standing Building
- Up to 1800 AMP Electrical Service
- Cross Dock Building
- 11 Dock High Doors Total
- 2 Drive In Ramps
- 24' clear height
- Fire Sprinkler protection
- 40'x 40' Column Spacing

**\$1.99/SF NN
1ST YEAR**



100,000 Square Feet Total

West Side—1421 Avenue R

- 2,764 Square Foot Office Area
- 6 Dock High Doors Equipped with 1 Dock Leveler & 4 Dock Lips
- 1 Drive-In Ramp with an oversized door
- 800 AMPS

East Side—1425 Avenue R

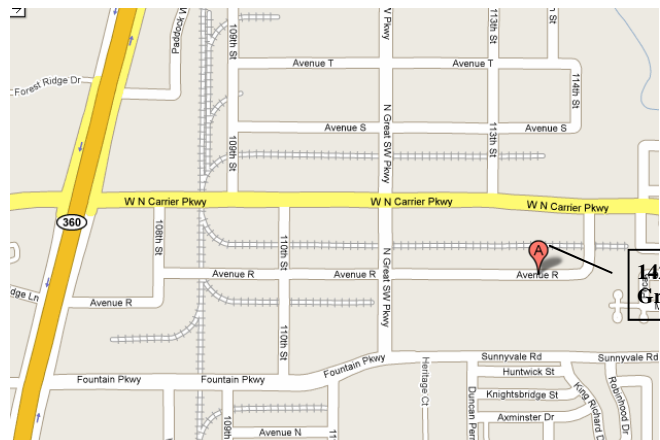
- 7,520 Square Foot Office Area
- 5 Dock High Doors, 3 equipped with Dock Levelers.
- 1 Drive-In Ramp
- 1000 AMPS

For more information contact:

- Chris Bly
817.695.0005
cbly@proterraproperties.com

- Dan Lawson
214.365.9309
dlawson@proterraproperties.com

Website:
www.proterraproperties.com



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Grand Prairie, TX**